

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION CITY COUNCIL CHAMBERS, CARSON CITY HALL

701 East Carson Street, Second Floor
Carson, CA 90745

APRIL 23, 2013 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:33 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Saenz.
3. **ROLL CALL**

Planning Commissioners Present:
*Brimmer, Diaz, Faletogo, Goolsby,
Gordon, Piñon, Schaefer, Saenz,
Verrett

*(Commissioner Brimmer arrived at
6:43 P.M.)

Planning Commissioners Departed
Early: None

Planning Staff Present: Planning
Officer Repp, Senior Planner Signo,
Associate Planner Gonzalez,
Assistant Planner Raktiprakorn,
Recording Secretary Bothe, Senior
Clerk Benitez
4. **AGENDA POSTING
CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Gordon, to approve the Agenda as submitted. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived).
6. **INSTRUCTIONS
TO WITNESSES** Chairman Faletogo requested that all persons wishing to provide testimony stand for the oath, complete the general information card at the podium, and submit it to the secretary for recordation.
7. **SWEARING OF WITNESSES** Planning Officer Repp
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. CONSENT CALENDAR

- A) Minutes: April 9, 2013

MOTION:

Chairman Faletogo moved, seconded by Commissioner Diaz, to approve the April 9, 2013, Minutes as presented. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

- A) **Design Overlay Review No. 1410-11**

Applicant's Request:

The applicants, Veronica and Eddie Caoile, are requesting a 418-square-foot first floor addition and a 1,061-square-foot second floor addition to an existing 819-square-foot single-family dwelling with a detached two-car garage located at 940 East 220th Street.

Staff Report and Recommendation:

Assistant Planner Raktiprakorn presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 13-2469, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1410-11 for construction of an addition to an existing single-family dwelling located at 940 East 220th Street." He noted for Commissioner Goolsby that there is adequate room for a car to maneuver from the garage to the street after removing the carport.

Chairman Faletogo opened the public hearing.

Veronica Caoile, applicant, noted her concurrence with the conditions of approval.

There being no further input, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Diaz, to concur with staff's recommendation, thus adopting Resolution No. 13-2469. Motion carried, 9-0.

12. NEW BUSINESS DISCUSSION

- A) **Workshop to discuss the Draft 2014-2021 Housing Element Update**

Applicant's Request:

The applicant, city of Carson, Planning Division, requested the Planning Commission review and comment on the Draft 2014-2021 Housing Element Update involving properties citywide.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation for the Planning Commission to review and evaluate the proposed "Draft Housing Element Update" and provide comments.

Alexa Washburn, ESA consultant, explained for Vice-Chair Verrett the difference between community care facilities and transitional housing facilities.

Commissioner Schaefer pointed out that the draft housing element states that the Adobe and Dominguez Hills are located in Carson, believing this to be incorrect information.

Planning Officer Repp stated that language will be clarified.

Commissioner Schaefer asked what guidelines the housing element is utilizing which dictates that more than one person per bedroom is considered over-crowding.

Ms. Washburn stated that the federal census defines over-crowding as more than 1.5 people per bedroom.

Commissioner Schaefer asked for, and received, clarification on why Hispanic is not included as a race/ethnicity category.

Staff explained that the U.S. census typically groups that population under the white/black category.

Commissioner Saenz asked if Carson's housing element will be certified on time and asked what the penalties are for not meeting the state's deadline.

Ms. Washburn explained that it is not a city's responsibility to provide affordable housing, but it must facilitate possibilities through its land use and planning efforts. She commented on the potential legal consequences for a city not getting its housing element certified, noting that federal and state funds can be withheld from a city not meeting those requirements. She added that Carson is in a great position to be certified on time because it has qualified for a streamlined review process since all its information gathering has been accomplished in a timely manner.

Planning Officer Repp stated that Carson can accommodate the required number of units, but added that because affordability is market driven, she does not know whether the City can meet affordability; advised that the City's Housing Authority has limited resources/funds to help with this effort and commented on other programs to help in this effort, such as private development, tax increments, protecting existing affordability on covenants coming due, etc.

Commissioner Brimmer asked what, if any, impact mobilehome park conversions have on the City's affordable housing stock.

Planning Officer Repp explained that conversions can be detrimental to the City's affordable housing base, but stated that because many of the park residents are low

income and under rent control, there is still a significant number of affordable housing units in these parks.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Vice-Chair Verrett, to receive and file the Draft Housing Element update. Motion carried, 9-0.

Continuation of Section 11, Public Hearing

11. PUBLIC HEARING

B) Ordinance Amendment No. 12-1484 (Emergency Shelters, Transitional and Supportive Housing)

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting the Planning Commission approve Ordinance Amendment No. 12-1484 for "emergency shelters, transitional and supportive housing" for disabled persons in compliance with state law by amending the Carson Municipal Code (CMC) for properties located citywide.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation for the Planning Commission to RECOMMEND approval to the City Council of Ordinance Amendment No. 12-1484 to comply with provisions of Senate Bill 2 (Government Code Section 65583); and WAIVE further reading and ADOPT Resolution No. 13-2470, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval to the City Council of Ordinance Amendment No. 12-1484 to comply with provisions of Senate Bill 2 (Government Code Section 65583)." He noted for Commissioner Saenz that there currently are no emergency homeless shelters in Carson.

Planning Officer Repp stated that City Council had a concern that appropriate buffers be put in place from residential areas.

Associate Planner Gonzalez stated that a recent count was done of the homeless population in Carson, noting the count totaled a homeless population of 21 individuals; and explained that the City is in compliance with not having these shelters because of the small need in this community.

Commissioner Brimmer stated she is not satisfied with the low number of individuals in the audience to participate in this process, stating that public input is necessary.

Ms. Washburn explained that the noticing efforts/outreach has exceeded what is required, noting in her professional opinion, the low turnout is typical in all cities regardless of extensive noticing activity.

Planning Officer Repp stated that because of the typical low turnout of participants, Carson far exceeds the noticing requirements.

Commissioner Diaz stated that while the City can't force people to attend these meetings, staff should do its best to notice the meetings, suggesting the homeowner associations receive notices.

Staff indicated that had been done.

There being no further input, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Goolsby, to amend Section 1, Code Amendment on Triangle 9, "...under ~~Zones~~ **the heading** Permanent..."; correct the section headers starting on Triangle 9 to reflect Section 1, Section **2**, and Section **3**; amend Section 3 on Triangle 10, "...~~Zones, and as permitted~~ **the heading** Residential..."; delete the word "typically" in the last paragraph on Triangle 10; add the following sentence to "Supportive Housing" and "Transitional Housing" on Triangle 11, "This definition excludes housing for half-way houses intended for occupancy of parolees or convicted person, group quarters for members of a religious order, boarding or rooming house, fraternity or sorority house, dormitory or similar group quarters"; and moved to adopt Resolution No. 13-2470. Motion carried, 8-1 (Commissioner Brimmer abstained).

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

- City Council consideration of Ordinance No. 13-1518 to amend the Carson Municipal Code by adding Section 9182.29, continuation of legal non-conforming walls located within an industrial zone, to allow retention of up to 50 percent of an existing legal, nonconforming block wall

Planning Officer Repp noted that City Council adopted Ordinance No. 13-1518, amending it to allow the Planning Commission to permit retention of up to 65 percent of an existing legal, nonconforming block wall, allowing greater freedom to take into consideration extenuating circumstances.

- Tour de Carson Festival

Planning Officer Repp stated this event was a success, advising there were a lot of participants from surrounding cities; and she noted that the comments received were very supportive of the City's bike master plan, noting most of the comments regarded bike roadway safety as the biggest concern. She stated that due to limited funding, she is not sure whether the numerous requests to make this an annual event will be possible, noting this was a grant-funded event; and she noted that the bike master plan will soon be back before the Planning Commission and City Council for consideration.

15. COMMISSIONERS' REPORTS

Commissioner Diaz invited all to attend the next Dominguez Area Homeowners Association meeting on May 1st at 7:00 P.M., noting an update will be given on the I-710 plan; and stated that he has been on the advisory board for close to seven years representing not only the labor unions, but also the city of Carson.

Vice-Chair Verrett invited all to attend a fund-raising pancake breakfast hosted by Mayor Dear on Saturday, April 27th, from 7:00 A.M. to 11:00 A.M.; and stated that the \$5 donations will go to benefit at-risk teens.

Commissioner Saenz noted his opposition to the City's code enforcement activities in his neighborhood of those properties having their front yards exceed the 50-percent hardscape coverage rule.

Commissioner Brimmer requested a representative from the City's Housing Authority make a presentation before the Planning Commission on that agency's activities.

Chairman Faletogo thanked everyone for their efforts this evening.

16. ADJOURNMENT

At 8:05 P.M., the meeting was formally adjourned to Tuesday, May 14, 2013, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary